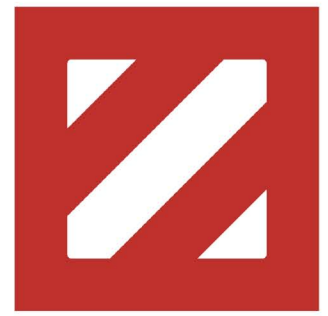


Retail Space Next to Starbucks Wheat Ridge, CO



KYLE FRAMSON kframson@zallcompany.com

JASON HOWE jhowe@zallcompany.com

LOGAN SCHENK lschenk@zallcompany.com

THE ZALL COMPANY | 2946 Larimer Street, Denver CO 80205

303-804-5656 T | 303-804-9696 F | zallcompany.com

Property DETAILS

ADDRESS

4975 Kipling Street, Wheat Ridge, CO

CENTER TYPE

Multi-tenant building

AVAILABLE SF

1,700 - 4,712 SF

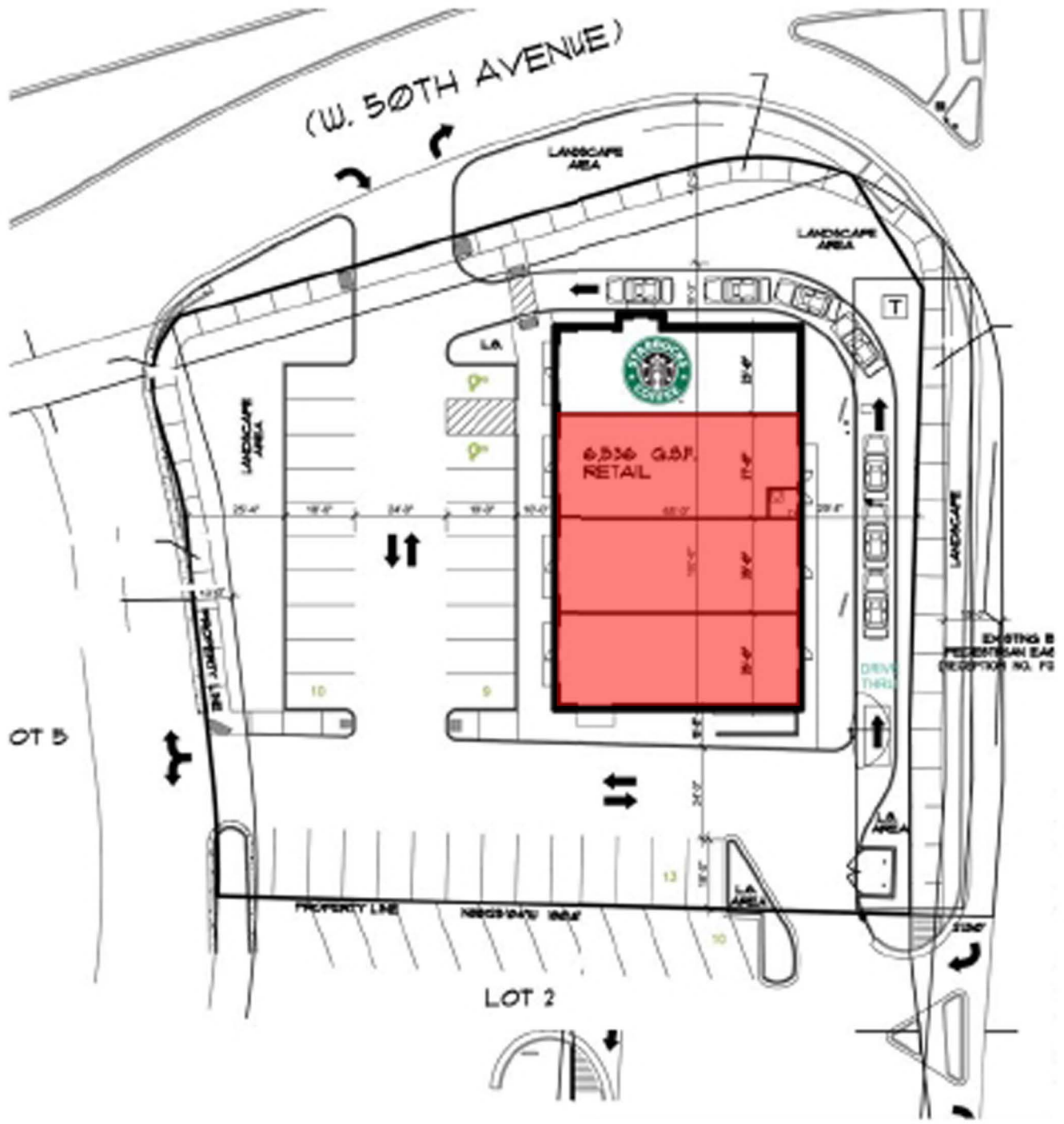
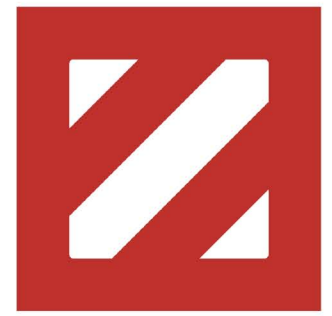
Can be demised

Property HIGHLIGHTS

- Hard corner site at the intersection of W. 50th Avenue along Kipling Street
- Exposure to over 46,000 VPD along Kipling Street
- Shadow anchored by Target and Natural Grocers
- Great access and visibility from I-70
- Location is surrounded by dense residential



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Area DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POP.	13,301	100,579	286,982
HOUSEHOLDS	6,085	44,227	122,619
AVERAGE HH INCOME	\$61,568	\$72,658	\$74,874

Daily TRAFFIC COUNTS

- Kipling Street north of I-70: **46,000vpd**
- Kipling Street south I-70: **48,000vpd**
- I-70 Westbound at Kipling: **121,000vpd**
- I-70 Eastbound at Kipling: **147,000vpd**

Source: CoStar, 2019



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